

042.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

999,400 / 999,400

USE VALUE:

999,400 / 999,400

ASSESSED:

999,400 / 999,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 84-86 |        | PALMER ST, ARLINGTON  |

## OWNERSHIP

Unit #:

Owner 1: HERLIHY RICHARD J / ETAL / TRS

Owner 2: HERLIHY-MASON FAMILY REV TRUST

Owner 3:

Street 1: 29 CATERBURY RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

## PREVIOUS OWNER

Owner 1: MILNER MARGARET M/ TRUSTEE -

Owner 2: BRIDGET DOHERTY IRREVOCABLE TR -

Street 1: 176 OLD RIVER RD

Twn/City: LINCOLN

St/Prov: RI Cntry:

Postal: 01773

## NARRATIVE DESCRIPTION

This parcel contains 5,086 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2945 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item | Code | Description | %   | Item    | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z    | R2   | TWO FAMIL   | 100 | water   |      |             |
| o    |      |             |     | Sewer   |      |             |
| n    |      |             |     | Electri |      |             |
|      |      | Census:     |     | Exempt  |      |             |
|      |      | Flood Haz:  |     |         |      |             |
| D    |      |             |     | Topo    | 1    | Level       |
| s    |      |             |     | Street  |      |             |
| t    |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 5086        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.13 | 1     |             |           |        |   |        |   |        |   | 458,066         |           |   |           |        |      | 458,100   |       |

| Legal Description |  |  |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  |  |  | 28874     |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  |  |  | 01/20/09  |

 Total Card / Total Parcel  
 999,400 / 999,400  
 999,400 / 999,400  
 999,400 / 999,400

 !3517!  
 USER DEFINED  
 Prior Id # 1: 28874  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 104 | FV  | 488,100    | 1600      | 5,086.    | 458,100    | 947,800     | 947,800       | Year End Roll | 12/18/2019 |
| 2019   | 104 | FV  | 377,200    | 1600      | 5,086.    | 486,700    | 865,500     | 865,500       | Year End Roll | 1/3/2019   |
| 2018   | 104 | FV  | 377,200    | 1600      | 5,086.    | 355,000    | 733,800     | 733,800       | Year End Roll | 12/20/2017 |
| 2017   | 104 | FV  | 354,200    | 1600      | 5,086.    | 309,200    | 665,000     | 665,000       | Year End Roll | 1/3/2017   |
| 2016   | 104 | FV  | 354,200    | 1600      | 5,086.    | 263,400    | 619,200     | 619,200       | Year End      | 1/4/2016   |
| 2015   | 104 | FV  | 316,400    | 1600      | 5,086.    | 257,700    | 575,700     | 575,700       | Year End Roll | 12/11/2014 |
| 2014   | 104 | FV  | 316,400    | 1600      | 5,086.    | 211,900    | 529,900     | 529,900       | Year End Roll | 12/16/2013 |
| 2013   | 104 | FV  | 328,900    | 1600      | 5,086.    | 201,500    | 532,000     | 532,000       |               | 12/13/2012 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| MILNER MARGARET | 73405-332 | 1    | 10/4/2019 |             | 1,250,000  | No | No  |       |       |
| DOHERTY BRIDGET | 58418-319 |      | 2/3/2012  | Convenience |            | 1  | No  | No    |       |
|                 | 12719-506 |      | 1/1/1901  | Family      |            | No | No  | N     |       |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 3/26/2015 | 254    | New Wind | 8,000  |     |            |          |            | Install 28 replace |
| 9/30/1992 | 489    | Manual   | 6,999  |     |            |          |            | SIDING             |

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 2/4/2020  | Mail Update  | JO  | Jenny O |
| 1/7/2020  | SQ Returned  | JO  | Jenny O |
| 5/26/2015 | Permit Insp  | PC  | PHIL C  |
| 1/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 4/25/2000 | Inspected    | 263 | PATRIOT |
| 2/15/2000 | Mailer Sent  |     |         |
| 2/15/2000 | Measured     | 197 | PATRIOT |
| 11/1/1981 |              | CM  |         |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
|---------------------------------|-------------------|-----------------|-------------------------|------------------------------------|-----------------|--------------------------------------|-----|-------------------------|------------|---------|------|----------------------|------|-------|------------|--------------|-------|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |                 |                         | <b>BATH FEATURES</b>               |                 |                                      |     | <b>COMMENTS</b>         |            |         |      | <b>SKETCH</b>        |      |       |            |              |       |              |  |  |  |  |
| Type: 13 - Multi-Garden         | 3                 | Rating: Average |                         | A Bath:                            | Rating:         | 1 GAS 1 OIL)STEAM. SAW 1 UNIT.       |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Sty Ht: 2A - 2 Sty +Attic       |                   |                 |                         | 3/4 Bath:                          | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| (Liv) Units: 2                  | Total: 2          |                 |                         | A 3QBth:                           | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Foundation: 2 - Conc. Block     |                   |                 |                         | 1/2 Bath:                          | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Frame: 1 - Wood                 |                   |                 |                         | A HBth:                            | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Prime Wall: 4 - Vinyl           |                   |                 |                         | OthrFix: 2                         | Rating: Average |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Sec Wall:                       |                   | %               |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Roof Struct: 1 - Gable          |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Roof Cover: 1 - Asphalt Shgl    |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Color: WHITE                    |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| View / Desir:                   |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |                 |                         | <b>OTHER FEATURES</b>              |                 |                                      |     | <b>RESIDENTIAL GRID</b> |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Grade: C - Average              |                   |                 |                         | Kits: 1                            | Rating: Average | 1st Res Grid Desc: Line 1 # Units: 1 |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Year Blt: 1925                  | Eff Yr Blt:       |                 |                         | A Kits: 1                          | Rating: Good    | Level                                | FY  | LR                      | DR         | D       | K    | FR                   | RR   | BR    | FB         | HB           | L     | O            |  |  |  |  |
| Alt LUC:                        |                   | Alt %:          |                         | Fpl:                               | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Jurisdct:                       |                   | Fact: .         |                         | WSFlue:                            | Rating:         |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Const Mod:                      |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Lump Sum Adj:                   |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |                 |                         | <b>CONDOS INFORMATION</b>          |                 |                                      |     | <b>REMODELING</b>       |            |         |      | <b>RES BREAKDOWN</b> |      |       |            |              |       |              |  |  |  |  |
| Avg Ht/FL: STD                  |                   |                 |                         | Location:                          |                 | Exterior:                            |     |                         |            | No Unit | RMS  | BRS                  | FL   |       |            |              |       |              |  |  |  |  |
| Prim Int Wall: 2 - Plaster      |                   |                 |                         | Total Units:                       |                 | Interior:                            | 1   | 6                       | 2          |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Sec Int Wall:                   |                   | %               |                         | Floor:                             |                 | Additions:                           | 1   | 5                       | 2          |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Partition: T - Typical          |                   |                 |                         | % Own:                             |                 | Kitchen:                             |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Prim Floors: 3 - Hardwood       |                   |                 |                         | Name:                              |                 | Baths:                               |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Sec Floors:                     |                   | %               |                         |                                    |                 | Plumbing:                            |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Bsmnt Flr: 12 - Concrete        |                   |                 |                         |                                    |                 | Electric:                            |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Subfloor:                       |                   |                 |                         |                                    |                 | Heating:                             |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Bsmnt Gar:                      |                   |                 |                         |                                    |                 | General:                             |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Electric: 3 - Typical           |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Insulation: 2 - Typical         |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Int vs Ext: S                   |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Heat Fuel: 1 - Oil              |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Heat Type: 5 - Steam            |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| # Heat Sys: 2                   |                   |                 |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| % Heated: 100                   |                   | % AC:           |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| Solar HW: NO                    |                   | Central Vac: NO |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| % Com Wall                      |                   | % Sprinkled:    |                         |                                    |                 |                                      |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |
| <b>MOBILE HOME</b>              |                   |                 |                         | Make:                              |                 | Model:                               |     | Serial #:               |            | Year:   |      | Color:               |      |       |            |              |       |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |                 |                         | <b>PARCEL ID</b> 042.0-0002-0003.0 |                 |                                      |     |                         |            |         |      |                      |      |       |            | <b>IMAGE</b> |       |              |  |  |  |  |
| Code                            | Description       | A               | Y/S                     | Qty                                | Size/Dim        | Qual                                 | Con | Year                    | Unit Price | D/S     | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod         | JFact | Juris. Value |  |  |  |  |
| 6                               | Carport           | D               | Y                       | 1                                  | 11X18           | A                                    | AV  | 1940                    | 13.81      | T       | 40   | 104                  |      |       | 1,600      |              |       | 1,600        |  |  |  |  |
| 1                               | Metal Shed        | D               | Y                       | 1                                  | 10X8            | A                                    | AV  | 1988                    | 0.00       | T       | 24.8 | 104                  |      |       |            |              |       |              |  |  |  |  |
| More: N                         | Total Yard Items: | 1,600           | Total Special Features: |                                    | Total:          | 1,600                                |     |                         |            |         |      |                      |      |       |            |              |       |              |  |  |  |  |